

South Los Angeles Industrial Tract BID
Interim Board of Directors Meeting
November 2, 2007 at 11:00 am
1008 East 59th Street

In attendance: Steve Anderson, Barry Croxen, Duke Dulgarian, Sam Eshagian, Greg Goodman, Stanley Kramer, Steve Stone, Oscar Ixco, Oscar Avina, Susan Levi, Diana Esparza

- I. Meeting called to order at 11:13 am**
- II. Introductions** – Introductions were made
- III. Approval of Minutes** - Motion to approve minutes by Goodman/Croxen carried unanimously.
- IV. Public Comments** – None
- V. BID Renewal** - Levi stated that the BID's term is for two years and that it will expire soon. Levi asked the Board if they want to renew. Steve Stone stated items 7 and 8 on the Agenda should be discussed before the Board should consider renewing the BID.
- VI. 2008 Budget - Tabled**
- VII. Security**
 - a. Security Camera Update**

Levi asked Avina if the cameras are up and running. Avina stated that some of the cameras are being monitored but are not being recorded. Anderson asked Levi if the BID owes the camera company any money. Levi stated that the camera company is supposed to complete the contract by December 31, 2007 and that the CRA owes the contractor the remaining portion and that they are meeting with Symis on a regular basis. Levi also stated that Symis let sub-contractor Pro911 go and that they have contracted with a new company to determine the glitch in the system. Levi asked Avina about the number of cameras that are currently active. Avina stated that there are currently 28 cameras that are being monitored and that the Avalon and Slauson cameras are currently going through a permit process and will be installed soon.

Stone stated that although the CRA is paying for the system, he is still concerned about the BID not getting their money's worth. Levi responded to Stone's concern by stating the difference that she sees and feels in safety and cleanliness of the Tract. Eshagian also commented that graffiti in the area has also significantly declined. Dulgarian stated that Avina and staff have done a great job. Eshagian stated concern about a murder in the area. The Board agrees that the security team has made significant improvements but the cameras are a major component of reducing crime. Levi stated that the BID has rollover funds for 2008 and that if the BID is not renewed the money will be returned to

stakeholders. Levi stated that there is money that is being saved and the Board needs to determine how it is allocated. Levi also stated the majority of the funds are in an interest bearing money market account.

b. UPS Update

Avina stated that his security team has been cracking down on illegal vendors and other offenders in the area and have been working closely with LAPD to eliminate them. They have been catching vandals that have been caught breaking into businesses and many arrests have been made and charges pressed. Eshagian has stated that there is an individual that he knows of that has been causing problems in the area and that he'd like further action to be taken against him. Avina stated that he would do what he can to take action. Avina was asked about the number of security on staff at the moment. Avina stated that there are 4 on bike during the day. After 8 pm there are two vehicles patrolling. He also stated that there are 5 staff members during swing shift, four patrolling and one in the office. There are two patrolling on graveyard shift and 1 person monitoring the cameras. Levi asked Avina if he would like more security on staff. Avina responded that he would definitely like to see more guys out in the field. Eshagian asked how many more he would like to see. Avina responded that he would like to have at least three more on swing and two more on graveyard.

c. Illegal Car Sales

Avina stated that illegal car sales continue to be a big problem, but UPS is working closely with LAPD to figure out how to correct the situation. Avina also stated that LAPD is conducting stakeouts to end illegal car sales and street racing and that recently 42 vehicles were confiscated and cited. Ixco arrived during this discussion and the Board wanted to re-visit Agenda Item VII a. Ixco stated that the contract with Symis is \$750,000 and that \$500,00 has been paid. He also stated that the remaining 1/3 will be paid when the project has been completed. Dulgarian stated concern that he doesn't want the public to blame the BID for the cameras not working and that he'd like the public to know that it is not in the Board's control. Kramer also stated concerns that he thought that their equipment was supposed to be state of the art, but had already broken down a few times. Ixco discussed the action that the CRA has taken and has stated that the CRA has been putting a lot of pressure on the camera company to meet the December deadline. Levi stated that Symis is aware of everyone's frustrations. Stone requested the CRA send a letter to Symis voicing the BID's concerns and requesting a firm timeline for completion of the project. Ixco will forward a copy of the letter and response to Levi to distribute amongst the Board members.

d. Security Services

Levi proposed that security receive a 75-cent raise per hour in 2008, or sooner if the Board preferred. She stated that the current corporal is making 10.75/hr and that security staff is making \$10/hr and that a raise would be an incentive to keep staff motivated. Levi also asked if the board would like more security. Eshagian stated that he'd rather have more people on board as opposed to just raises. Croxen stated that there should be more security and more raises. Levi stated that security officers face many serious encounters and that they deserve a raise. Kramer stated that he does not want to use up the

remaining funds just because they are there and that he has his own guards that make much less. Croxen stated his concerns that the security guards work hard and are not receiving living wage. Kramer stated that he'd like to see what direction the BID is going and then decide in 2008 and that the Board should focus on the security cameras. Goodman and Dulgarian stated that they want to see a Profit and Loss Budget Comparison and proposed 2008 budget simultaneously and agreed they'd like to see the cameras working prior to making any changes. Eshagian asked Levi if it is possible to return the money to property owners and Levi responded that it is possible but difficult to do so. Stone stated that the Board should retain the funds in an interest bearing account and determine at a later date how they should be allocated. **Tabled.**

VIII. Maintenance Services

a. Additional Costs for Bin

Levi stated that the roll off bin was \$1,200 dollars the first month, \$782 the following month and \$591 the third month. This amounted to an approximate \$1,300 dollar overage because of the high volume of trash and bulky items. Levi also stated that costs should continue to decrease because there is less dumping in the area. **Motion to pay \$1,373 overage by Stone/Goodman carried unanimously.**

b. Increase service to twice a week

Levi stated that LACC charges \$1000 dollars per month to come out once a week to provide maintenance services and wanted to know if the Board wanted to double the work at \$2000 per month. Stone stated that this issue should be brought back up in January and to leave things the way they are. **Tables**

IX. New Business

a. Elections

Levi stated that approximately 15 ballots have been received to date.

BID Renewal

The Board decided to re-visit the BID Renewal Agenda Item at this time. Levi stated that the BID took effect in January of 2007 and that the renewal process takes about a year and that it should be acted upon soon. Stone stated that he'd like another meeting to take place so that the Board can discuss BID renewal. Levi responded to him that there will BID Renewal meetings that are separate from Board Meetings. Levi stated that she will be sending out surveys to ascertain the level of support amongst the stakeholders. Stone and Anderson both agree that the survey should be mailed out on December 14th, right after the annual meeting. Levi stated that she could mail them in the newsletter so that business owners can see the progress that has been made because of the BID. **Motion to begin renewal process with CRA funding carried by Croxen/Goodman unanimously.**

X. Next Meeting Date

Kramer stated that the December is not a good time to have a meeting. Levi stated that there might be a way to get an extension for the meeting. Stone stated that he disagreed and that the meeting should take place a week before the Annual Meeting. Stone asked

Ixco if Symis could be present on December 14th. Ixco stated that he would make the request. Date for next Board meeting was set for December 7th 2007. Dulgarian stated that the annual meeting would take place at Anderson's place. Levi suggested they provide refreshments if they receive confirmation from the stakeholders and the Board agreed.

XI. Meeting Adjourned at 12:40 pm.